

TOWN OF UNION

PLAN COMMISSION MEETING

Minutes for November 30, 2006

The Town of Union Plan Commission met on Thursday, November 30, 2006 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI. The meeting was called to order at 7:00 p.m. by Chairman Alvin Francis.

Present: Alvin Francis, Mike Exum, Kim Gruebling, Marty Johnson, Rich Templeton, Doug Zweizig and Eric Larsen.

Absent: Bob Fahey (non-member)

Approval of September 28, 2006 meeting minutes

Doug Zweizig moved to approve the September 28, 2006 minutes as corrected with Mike Exum's comments added. Eric Larsen second. Approved by unanimous vote.

David Rich Conditional Use Permit On-site Inspection, Report and Follow-up

Eric Larsen made mention to State Statute 341.268 which relates to a hobbyist being able to store cars as long as they are so-called out of public view. Kim Gruebling stated this statute pertains to licensing and not to zoning. Alvin met with David Rich and began an inventory and map. He stated that David Rich was fully cooperative and has already gotten rid of 20 cars. David is not yet in the 10 vehicle limit for the conditional use permit.

Doug Zweizig felt the last motion was very clear as to what is expected of David Rich. Eric Larsen noted an effort by David Rich to come towards compliance. Mike Exum voiced concern for setting a precedence for future occurrences of people not being in compliance with conditional use permits. Randy Shotliff, George Franklin and others stood in support of David's attempt to come into compliance.

Motion by Kim Gruebling to require David Rich to reduce the number of vehicles (any pickup, van, large truck, cars) to 25 by July 1, 2007. This is taking into account his good faith effort and submission of an inventory. Second by Eric Larsen. Rich Templeton moved to amend the motion to reduce the vehicles to 34. Second by Mike Exum. Amendment passed by unanimous vote. Amended motion reading "motion to require David Rich to reduce the number of vehicles (any pickup, van, large truck, cars) to 34 by July 1, 2007) passed by unanimous roll call vote.

Public Hearing: John & Paulette Morning, 902 N. Cty M, Evansville request a zoning change for parcel 6-20-224.6A, NE1/4, NE 1/4, Section 26. Parcel is currently zoned RR. Requested zoning is Agriculture-3 for the purpose to allow a driveway off of Forest Ridge Trail to service shed.

Public Hearing opened at 8:13 p.m. John Morning stated his interest to take .04 acres from Lot 4 of Forest Ridge Trail Subdivision and add it to the lot with his home on it 20-224.6A in order to create an A3 parcel which would then allow him to have a second driveway. No other public comment.

Public Hearing closed at 8:17 p.m. Marty Johnson moved to approve the zoning change from RR to A3 and land division by adding .04 acres from CSM Lot 4 of Forest Ridge Trail to 20-224.6A. Second by Doug Zweizig. Motion approved by unanimous roll call vote.

Public Hearing: Allan & Kaye Crocker, 11605 N. Hwy 14 Brooklyn, WI 53521, request a zoning change and separation of 31 acres from an 93 acre A1 parcel located at same address. Division would leave 62 acres on east side of Hwy 14 and 31 acres on the west side of Hwy 14. The 31 acre parcel would be zoned A2 with buildings. Parcel #6-20-21, SE 1/4, NW 1/4, Section 4.

Public Hearing opened at 8:23 p.m. Joe Bradley stated the buyer is interested in having a dairy operation. No public opposition. Public Hearing closed at 8:30 p.m. Motion by Marty Johnson to approve the land division and zoning change as requested. Second by Mike Exum. Motion approved by unanimous roll call vote.

Public Hearing: R Four, Inc. c/o Charles Rohloff, 7538 N. Territorial Rd, Evansville, WI 53536 request to divide off 6 buildable lots and 1 outlot from a 48.73 acre Rural Residential parcel along Travis Trace and Territorial Rd. (Parcel 6-20-2-18, NW 1/4, NW 1/4 Section 25) Road construction extending Travis Trace Rd. would start in spring 2007.

Ron Combs, surveyor for R Four, Inc. presented the plan for the 3rd addition of Conifer Hills Subdivision. Public Hearing Opened at 8:25 p.m.

Several residents voiced concerns and asked questions about the proposed development. Dick Richards was concerned about the size of the lots and the drain fields. Kathy Weidel was concerned about the loss of animal habitat. Luke Holman stated there is some select cutting going on plus clearing of some pines. Ron Combs responded all cutting has been done as recommended by the U.S. Forestry representatives. Luke requested the bullnose be built beyond the last property served by the road. Andrea said she is discouraged with the development of this subdivision and asked the Commission to deny the request. Bill Norby wondered if he could get an access into his land which is north of lots 7, 13, 14 & 15. If not, he is only left with one access to his land which would require a 1000 foot drive. Luke looked forward to the connectivity of Conifer Hills to Morning Ridge for safe bike travel. Randy Shotliff commended the Rohloffs for their conservation of land. Don, a resident of Conifer Hills voiced concern about smaller lots under 1 acre that are out of character with the other lots.

Public Hearing closed at 9:00 p.m. Motion by Eric Larsen to recommend approval of 3rd addition because it fits with the Smart Growth Plan. Second by Mike Exum. Motion to recommend approval passed by unanimous roll call vote.

Review Language for Method and Guide for Controlling Growth

Supervisor Krajeck has proposed a method for controlling growth. The Commission discussed strategies for limiting growth as recommended within the Smart Growth Plan. Doug proposed limiting growth to 50 homes per two years and to monitor the rate of growth at the end of each year to allow for adjustment.

Other

Randy Shotliff requested a special meeting on Thursday, January 18th. The Chairman granted this request.

Motion to adjourn by Kim Gruebling. Second by Marty Johnson.

Linda O'Leary, Clerk (882-5900)